072.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,900 / 983,900
					USE VALUE:	983,900 / 983,900
					ASSESSED:	983,900 / 983,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCBRIDE MATTHEW G & JENNIFER L
Owner 2:	
Owner 3:	
Street 1:	25 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAYTUM WILLIAM J-CLAIRE E -
Owner 2:	-
Street 1:	25 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,320 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2775 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10320.000	473,200		510,700	983,900
Total Card	0.237	473,200		510,700	983,900
Total Parcel	0.237	473,200		510,700	983,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.52 | /Parcel: 354.5

Legal Description

User Acct 45542

GIS Ref

GIS Ref

Insp Date 10/11/18

Entered Lot Size

Total Land:

Land Unit Type:

!6072!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,200	0	10,320.	510,700	983,900	983,900	Year End Roll	12/18/2019
2019	101	FV	374,500	0	10,320.	474,200	848,700	848,700	Year End Roll	1/3/2019
2018	101	FV	374,500	0	10,320.	474,200	848,700	848,700	Year End Roll	12/20/2017
2017	101	FV	374,500	0	10,320.	415,900	790,400	790,400	Year End Roll	1/3/2017
2016	101	FV	374,500	0	10,320.	379,400	753,900	753,900	Year End	1/4/2016
2015	101	FV	346,100	0	10,320.	335,600	681,700	681,700	Year End Roll	12/11/2014
2014	101	FV	245,400	0	10,320.	317,400	562,800	562,800	Year End Roll	12/16/2013
2013	101	FV	245,400	0	10,320.	302,100	547,500	547,500		12/13/2012

PRINT

Date	Time
12/10/20	20:53:07

LAST REV

Date	Time
08/12/19	14:16:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAYTUM WILLIAM	61963-375		6/6/2013		715,000	No	No		CLAIRE E. MAYTUM D.O.D. 1/10/2013.
	11288-85		2/14/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2015	1563	Alterati	10,000					
9/3/2014	1107	Solar Pa	19,500		9/3/2014			Install 18 solar p
6/19/2014	696	Solar Pa	5,200					
5/21/2014	510	Heat App	10,000					
9/29/2008	1204	New Wind	12,435					
10/2/2001	722	Redo Kit	3,000	C				
7/7/1999	409	Wood Dec	2,200					14X14 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	External Ins	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
12/16/2008	Meas/Inspect	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
11/3/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45542
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10320		Sq. Ft.	Site		0	70.	0.71	12									510,722						510,700	

Total AC/HA: 0.23691 | Total SF/SM: 10320 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 510,722 | Spl Credit | Total: 510,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.08722663
Const Adj.:	0.99989998
Adj $ / SQ:	114.147
Other Features:	111002
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495980
Depreciation:	22815
Depreciated Total:	473165

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

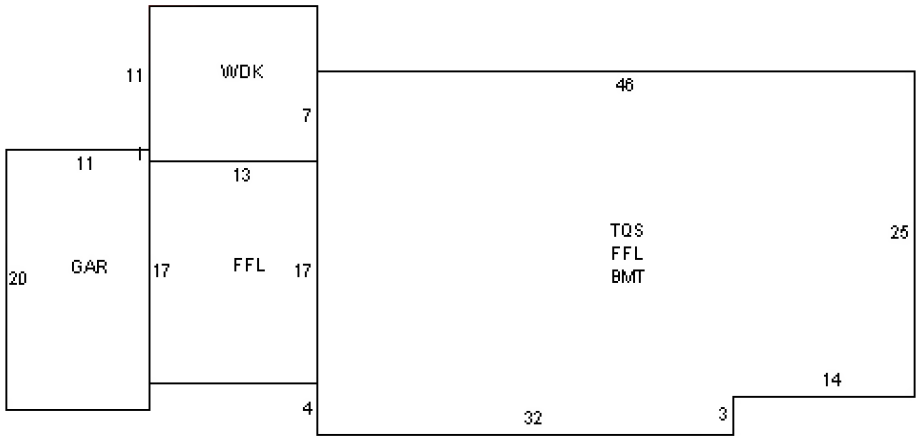
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	125.56
Special Features:	0	Val/Su Net:	117.59
Final Total:	473200	Val/Su SzAd	197.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,467	114.150	167,454
BMT	Basement	1,246	46.570	58,029
TQS	3/4 Story	935	114.150	106,671
GAR	Garage	220	26.360	5,799
WDK	Deck	156	12.410	1,936

Net Sketched Area:	4,024			Total:	339,889
Size Ad	2401.5	Gross Are	4335	FinArea	2775

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	